

Local Market Update for February 2026

A research tool provided by the Canopy Realtor® Association
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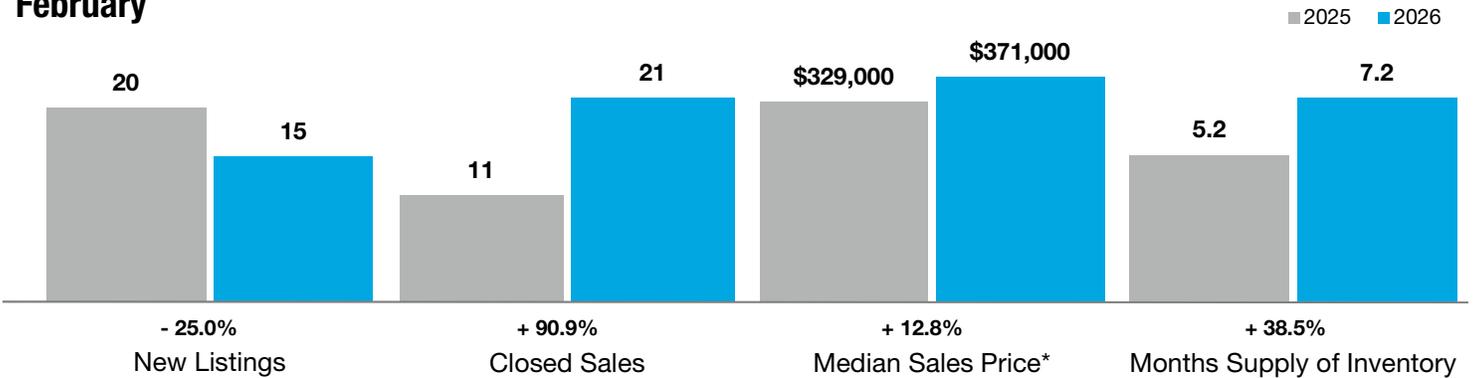
Yancey County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	20	15	- 25.0%	33	32	- 3.0%
Pending Sales	15	11	- 26.7%	26	31	+ 19.2%
Closed Sales	11	21	+ 90.9%	26	33	+ 26.9%
Median Sales Price*	\$329,000	\$371,000	+ 12.8%	\$324,500	\$410,000	+ 26.3%
Average Sales Price*	\$329,955	\$440,071	+ 33.4%	\$414,404	\$468,588	+ 13.1%
Percent of Original List Price Received*	95.7%	89.7%	- 6.3%	93.9%	88.9%	- 5.3%
List to Close	80	207	+ 158.8%	118	188	+ 59.3%
Days on Market Until Sale	52	152	+ 192.3%	76	135	+ 77.6%
Cumulative Days on Market Until Sale	73	139	+ 90.4%	92	126	+ 37.0%
Average List Price	\$482,965	\$360,260	- 25.4%	\$546,412	\$493,591	- 9.7%
Inventory of Homes for Sale	78	129	+ 65.4%	--	--	--
Months Supply of Inventory	5.2	7.2	+ 38.5%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Historical Median Sales Price Rolling 12-Month Calculation

